069.0	0004	0021.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	718,700 / 718,700
					USE VALUE:	718,700 / 718,700
					ASSESSED:	718,700 / 718,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		KIMBALL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PATWARI SANAT P/ILA S/TRS
Owner 2:	SANAT & ILA PATWARI TRUST
Owner 3:	
Street 1:	16 KIMBALL RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PATWARI SANAT P & ILA S -
Owner 2:	-
Street 1:	16 KIMBALL RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,320 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Asbestos Exterior and 1999 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7320.000	266,800	4,200	447,700	718,700
Total Card	0.168	266,800	4,200	447,700	718,700
Total Parcel	0.168	266,800	4,200	447,700	718,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 359.49 | /Parcel: 359.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 44455

GIS Ref

GIS Ref

Insp Date 11/08/18

!5962!

PREVIOUS ASSESSMENT

Parcel ID 069.0-0004-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	266,800	4200	7,320.	447,700	718,700	718,700	Year End Roll	12/18/2019
2019	101	FV	202,100	4300	7,320.	415,700	622,100	622,100	Year End Roll	1/3/2019
2018	101	FV	202,100	4300	7,320.	415,700	622,100	622,100	Year End Roll	12/20/2017
2017	101	FV	202,100	4300	7,320.	364,600	571,000	571,000	Year End Roll	1/3/2017
2016	101	FV	202,100	4300	7,320.	332,600	539,000	539,000	Year End	1/4/2016
2015	101	FV	197,300	4300	7,320.	294,200	495,800	495,800	Year End Roll	12/11/2014
2014	101	FV	197,300	4300	7,320.	278,200	479,800	479,800	Year End Roll	12/16/2013
2013	101	FV	197,300	4300	7,320.	264,800	466,400	466,400		12/13/2012

PRINT

Date	Time
12/10/20	20:47:00

LAST REV

Date	Time
10/10/19	17:02:40
apro	

PAT ACCT. 5962

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PATWARI SANAT P	43495-239		8/11/2004	Family	10	No	No		
	12465-562		6/28/1973		32,000	No	No		N

USER DEFINED

Prior Id # 1:	44455
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/19/2000	815	Porch	800	C				4X6 LANDING AND ST
6/3/1993	234		2,500					ADD ROOM/BATH IN B

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	Meas/Inspect	CC	Chris C
12/15/2008	Meas/Inspect	163	PATRIOT
10/7/1999	Meas/Inspect	266	PATRIOT
8/4/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7320		Sq. Ft.	Site		0	70.	0.87	12									447,720						447,700	

Total AC/HA: 0.16804 | Total SF/SM: 7320 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 447,720 | Spl Credit | Total: 447,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.34999990
Const Adj.:	0.94990498
Adj $ / SQ:	160.296
Other Features:	100500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	386693
Depreciation:	119875
Depreciated Total:	266818

COMMENTS

SCUTTLE. NO ATTIC.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1				HB	1	

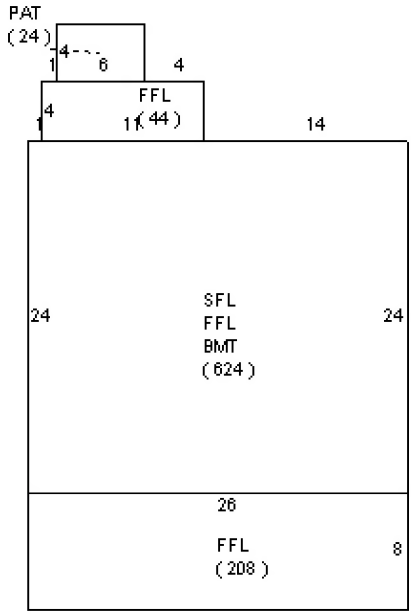
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	160.30
Special Features:	0	Val/Su Net:	124.21
Final Total:	266800	Val/Su SzAd	177.87

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	876	160.300	140,420
BMT	Basement	624	73.100	45,611
SFL	Second Floor	624	160.300	100,025
PAT	Patio	24	5.700	137

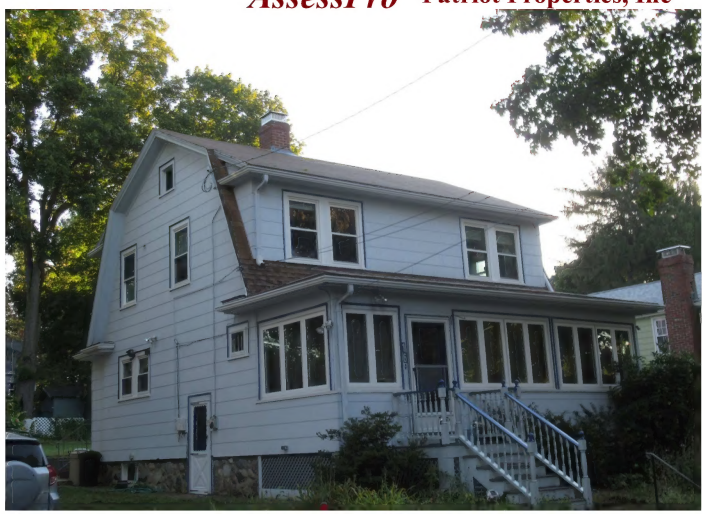
Net Sketched Area:	2,148			Total:	286,193
Size Ad	1500	Gross Are	2148	FinArea	1999

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	C	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 069.0-0004-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X12	A	AV	1926	25.42	T	40	101			3,700			3,700
19	Patio	D	Y	1	14X14	F	FR	1990	3.75	T	29	101			500			500

More:	N	Total Yard Items:	4,200	Total Special Featues:	Total: 4,200